

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 6th day of October, 2005 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL
DEVELOPMENT DISTRICT
PRESENT:

HOPE COMINGORE	Vice President
SHERRI TRINGALI	Secretary
RANDY BOATMAN	Member
NAOMI HANSEN	Member
DON MCTEE	Member
DON WILLIAMS	Member

ABSENT:

ROBERT JAYNE	President
JESSE GALVAN	Member
JIMMY TURNER	Member
LAURA WELBORN	Member

STAFF PRESENT:	DEBRA KELLER	Executive Director/Treasurer
	ADA OWENS	Recording Secretary

STAFF ABSENT: None

OTHERS PRESENT:	SCOTT THOMPSON	City Manager
	DARREN GURLEY	Public Works Director

ITEM 1.

CALL MEETING TO ORDER.

Meeting was delayed waiting for last member of quorum. Vice President Comingore called the Meeting to order at 6:53 P.M. on October 6, 2005. Vice President Comingore stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 13, 2005.

Member Boatman made the motion the minutes of the regular meeting of September 13, 2005 be approved. Member Williams seconded the motion. Motion carried.

ITEM 3.

CONSIDER AND ACT ON EXCUSED ABSENCES.

Four absences were reported: Member Turner is still recuperating from knee and leg problems; Member Galvan informed Executive Director he

would not be present; Member Welborn had Parent's Night at her school; and President Jayne is out of town.

Member Williams made the motion to excuse the absences. Member McTee seconded the motion. Motion carried.

ITEM 4.

REPORT FROM CITY MANAGER ON LAND AND ARCHITECT SERVICES FOR COMMUNITY CENTER.

City Manager stated the City Council had approved the purchase of the property as the District had recommended. He is in the process of getting two appraisal companies to officially appraise the property. Once the appraisals are done the City will proceed with purchasing the property as the District has recommended. With regard to the architect issue, the Members had three Requests for Qualifications (RFQ) from architects. The City has worked with one of the architect companies (WMKC) quite a lot. WMKC did the façade on the Police Station and City Hall, the Portland Civic Center, and the Whataburger Field in Corpus Christi. The City has used WMKC almost exclusively for the past several years. City Manager suggested the Members take the time to go through the RFQ's and maybe they would be ready to make a decision regarding the architect by the next meeting. He was hoping an architect would be selected next week.

Vice President Comingore asked did the City Manager want the Members to read the RFQ's and meet next week?

City Manager stated yes, so they could get the process started because there was a lot more work that the Board and Council needed to do. There needed to be work sessions with the Council to discuss what they need to put into the community center and the Board's ideas. The Board had to talk with the architect and get the plans the Board wants. The Board will need to go to Council on October 17th with their recommendation for an architect.

Secretary Tringali asked if any of the architects had contacted anyone on the Board besides her?

Executive Director stated Jack Turner architect had called her.

City Manager stated Jack Turner had done the civic city hall/center in Port Aransas and had done a lot of work around Aransas Pass as well. Mr. Turner had spoken to him.

Mr. Gurley stated if the Board wanted any of the architects to come before them, let him know and he would schedule them for a meeting.

Executive Director stated it looked like Mr. Turner did the Ingleside Public Recreation Project and our Community Park.

Vice President Comingore asked did the City Manager want the Board Members to go through each of the RFQ's and do the ratings for each architect separately, then bring the ratings back to the meeting next week.

City Manager stated yes, he would have to post the agenda no later than Friday morning next week, so the meeting could be early next week.

Member Williams stated if the Board had the RFQ's three or four days ago they could make a decision now.

Executive Director stated that was why the meeting was tonight, the City Manager and Public Works Director just started to get the material on Friday and she knew it would be difficult to get it by Tuesday, much less tonight. She was sure some of the RFQ's were just received tonight.

Mr. Gurley stated he had all the RFQ's Tuesday, he did not know the meeting was changed until Tuesday night.

Executive Director stated when she and Mr. Gurley had originally talked on Friday, he had asked if the Board could meet Tuesday and Thursday.

Mr. Gurley stated he had wanted to have an architect at the meeting to talk to the Board Tuesday and have another meeting Thursday with another architect, but Executive Director had wanted all the RFQ's, so he got them all.

ITEM 5.

CONSIDER AND ACT ON ARCHITECT SERVICES.

Vice President Comingore stated the Board could not act on this item. She asked could the Board set a meeting for next week under this agenda item?

Executive Director asked if there was any discussion or questions on how the process is going to be for this rating?

Member Boatman stated the Board had received an estimate for services for the preliminary from WKMC, did the Board have that from the other architects?

Executive Director stated no, for professional services from an architect RFQ's must be requested then a decision is based on the factors from the RFQ's. Once the selection is made, the Board would sit down and negotiate fees with the architect.

City Manager stated all the architects can do is give an approximation because there will be so many changes in the plans.

Member Williams stated this project (civic center) has been ongoing for several years and to rush it up in two or three days is not being very fair to the project. He thought one week would be adequate to review the RFQ's.

Executive Director stated she had information for the Members she would go over that might help with the survey results. She asked the Members if they wanted to set a meeting for next week? Tuesday?

A meeting date was discussed and the consensus was the meeting would be Tuesday, October 11 at 6:30 p.m. at City Hall.

Member Hansen made the motion to table Item 5 until Tuesday, October 11. Member Boatman seconded the motion. Motion carried.

ITEM 6.

DIRECTOR'S REPORT.

Executive Directors stated she wanted to go over the items she had handed out to the Members. The "community center survey results" had some good results, from the type of meeting rooms, large meeting rooms to activities. A lot of senior citizens wanted to see senior's activities at the community center. The Board was going to have to sit down and figure out if they could accomplish all that. The survey gives what the citizens were thinking about when they thought of a community center. It gives the Board ideas to work with. She had attached the citizens' comments also. Roosevelt Stadium garnered most of the votes for the location.

Member Williams stated he wondered why so many people would vote for a gym in community center when there are schools and schoolyards. And how could you have a banquet room and have a basketball court in it?

Member Boatman stated the schools were just not open to the community.

Member Hansen stated there was liability involved, wear and tear of the building, the electricity cost, sometimes the principal doesn't want to take it on or the School District sees it as a liability. Also (on the survey) there was a captive audience because some of the numbers came from the high school students.

Executive Director stated the residential and business results were done separately. Attached to the survey results is the survey she had done. She had talked to the different community centers in and out of the area. She had included the population, city square miles, the center' construction cost, year it was built, size of the facility, if it had an auditorium, banquet room or ballroom, total meeting space, number of meeting rooms, land size, number of parking spaces, contact information, and the question-what they would have done differently? It was helpful information where they talked about not making rooms where the size could not be changed, put overhead doors at the loading dock, a lot of things that will be helpful when the Board starts into this process.

Member Williams stated he noticed there was a lot of input into City affairs by people that don't live in the City. He asked were the surveys just from people that are citizens of the City or throughout the whole community?

Executive Director stated the Board had sent the survey to all the residents that received a water bill; the water bill list was used. She assumed those were the citizens of Aransas Pass. It did not mean that someone that filled out a survey did not live here. The surveys were numbered, but some copies were made and given out.

Member Williams stated he was concerned, having lived here for twelve or fifteen years and being involved in the City, that there are many people that live outside the City that don't pay the same taxes, yet they very strongly voice their desires to City Council.

Executive Director stated she did not think there were enough in the survey to skew the results since so many citizens responded and most

of the forms were sent by mail and they had the original numbers on the surveys.

The number of surveys sent out and received were discussed.

Executive Director stated she had made the Board Members a copy of the District's Bylaws. It had been brought up that if a Member was going to be absent, the Member needs to send a written excuse to the Board. She had also included a history of the District.

ITEM 7.

CITIZEN'S COMMENTS.

There were none.

ITEM 8.

GENERAL DISCUSSION.

Member Williams stated he was glad Executive Director had put the information package together, it was very informative.

ITEM 9.

ADJOURNMENT OF MEETING.

Member Williams moved to adjourn the meeting. There was a second by Member Hansen. Motion carried.

Meeting was adjourned at 7:20 p.m.

Robert Jayne,

President

Hope Comingore

Vice President

ATTEST:

Ada Owens

Recording Secretary